

Gardner, Stephen

From: Roy Barnett [rbarnett@vanmetrecompanies.com]
Sent: Wednesday, October 21, 2009 4:35 PM
To: Maio, Peggy
Cc: Nein, Jeffrey; Bryan, Nancy; Gardner, Stephen
Subject: RE: Stone Ridge Commercial, ZCPA 2006-0003/ZMAP 2006-0011

Peggy - In general, as expressed by Staff at last week's public hearing, I believe we have reached an amicable resolution of all outstanding staff items of concern verbally. I just came back from my team meeting regarding the case and we will have a submittal to Staff by close of business Friday documenting our previous responses. As part of our response we are providing a proffer addressing limiting PD-IP uses which are non-compatible with residential. We have proposed the following language:

"The portion of Land Bay DD located south of Millstream Drive may be developed with permitted PD-IP uses and permissible PD-IP special exception uses, subject to the approval of the requisite special exception applications. However, the following uses included in Section 4-503 shall be excluded: (D) distribution facility; (H) manufacture, processing, fabrication and/or assembly of products, etc.; (K) recycling drop off collection center, small; (M) wholesale trade establishment; (S) warehousing facility; (T) auction house; (X) postal service, etc.; (DD) utility substation, distribution; and (MM) contractor service establishment, excluding retail sales and outdoor storage. In addition, loading bays/docks shall be prohibited for flex-industrial uses."

I hope this addresses the compatibility issue.

In regard to the road issue raised by Sandra, I would first like to say that the intersection in question at West Spine Road/Existing Gum Springs Road/Tall Cedars Parkway and the timing/phasing of the future improvements is a proffer by others - not Van Metre and is not part of the Property being considered under the above zoning case. Any design and/or construction related concerns regarding this intersection are under VDOT's jurisdiction. There is a certain sequencing of road and intersection modifications that need to occur as various new improvements are constructed. When all 4 lanes of the West Spine Road are completed from Tall Cedars to Route 50, West Spine Road will then carry Gum Springs Road traffic from south of Tall Cedars north to Route 50. At the same time, old Gum Springs Road will need to be terminated north of Tall Cedars to avoid a 5-legged intersection. This scenario has not changed over the past 9 years that I have been involved with Stone Ridge. Notwithstanding the above, We have revised our proffer regarding the extension of Southpoint Drive to state that Southpoint Drive would not be connected to existing Gum Springs Road until the 4-lane section of West Spine Road between Tall cedars and Route 50 is complete and open to traffic - thus existing Gum Springs where we connect will no longer be a thru road. I hope this is clear but understand if it is not. I would be glad to meet and clarify if you desire.

Thanks
Roy Barnett

-----Original Message-----

From: Maio, Peggy [mailto:Peggy.Maio@loudoun.gov]
Sent: Wednesday, October 21, 2009 1:37 PM
To: Maio, Peggy; Roy Barnett
Cc: Nein, Jeffrey; Bryan, Nancy; Gardner, Stephen
Subject: RE: Stone Ridge Commercial, ZCPA 2006-0003/ZMAP 2006-0011

All,

I don't know if a replacement response to this went out to you all after the county system came back on line. The replacement message I sent was that I had looked at my notes and that my issues were addressed, pending seeing the language. I also stated that I think editing out or selecting uses from the IP district for the IP land bay next to residential is a good idea, as proposed at the hearing.

Hopefully I have not confused anyone.

Peggy

From: Maio, Peggy
Sent: Wednesday, October 21, 2009 1:34 PM
To: Roy Barnett
Cc: Nein, Jeffrey; Bryan, Nancy; Gardner, Stephen
Subject: RE: Stone Ridge Commercial, ZCPA 2006-0003/ZMAP 2006-0011

Roy and Jeff,

I need to look over my notes, and then I will either e-mail you or call. When we last talked the issues I had were being addressed, but I'll need to see the changes in writing, of course. I'd like to discuss whatever traffic concern Sandra Chaloux has that is so complicated she wants a VDOT representative to meet with commission at work session.

Peggy

From: Roy Barnett [rbarnett@vanmetrecompanies.com]
Sent: Tuesday, October 20, 2009 11:21 AM
To: Maio, Peggy
Cc: Nein, Jeffrey
Subject: RE: Stone Ridge Commercial, ZCPA 2006-0003/ZMAP 2006-0011

Ms Maio - I know the hour was very late last week when the Stone Ridge public hearing came up. I wanted to follow up with you and ask if you had any thoughts/concerns/questions regarding the proposed rezoning that I was unable to elaborate upon during my quick presentation. If so, I can either try to respond by phone or will be glad to come out to your office and meet. Please advise.

Thanks

Roy Barnett

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